Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale

Address Including suburb or locality and postcode

19 Thomson Street, Sale Vic 3850

Indicative selling price

Period - From 01/01/2020

For the meaning	of this price see	e consumer.vic.go	ov.au/underquo	ting					
Single pric	e \$529,500								
Median sale price									
Median price	\$343,750	Property Type	House	Suburb	Sale				

31/03/2020

Comparable property sales (*Delete A or B below as applicable)

to

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	92 Guthridge Pde SALE 3850	\$570,000	16/12/2019
2	91 Woondella Blvd SALE 3850	\$565,000	27/04/2020
3	37 Lansdowne St SALE 3850	\$535,000	01/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

14/05/2020 17:24



GRAHAM CHALMER





Property Type: House Land Size: 1140 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$529,500 Median House Price March quarter 2020: \$343,750

Comparable Properties



92 Guthridge Pde SALE 3850 (REI)



Price: \$570,000 Method: Private Sale Date: 16/12/2019 Rooms: 8 Property Type: House Land Size: 1171 sqm approx



91 Woondella Blvd SALE 3850 (REI)

37 Lansdowne St SALE 3850 (REI/VG)

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Price: \$565,000 Method: Private Sale Date: 27/04/2020 Rooms: 7 Property Type: House

Agent Comments

Agent Comments

Agent Comments



Price: \$535,000 Method: Private Sale Date: 01/05/2019 Rooms: 9 Property Type: House Land Size: 1067 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.